



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL ACTION AGENDA  
TUESDAY, MAY 23, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. KKC</p> <p>APPROVED</p>	<p><b>MINOR USE PERMIT (PLN17-00053)</b>  <b>APPLEGATE GARAGE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Steve Manning on behalf of the property owner, Zachary Ashton for the approval of a Minor Use Permit to allow for the construction and operation of a new 3,600 square foot commercial structure to be used for automotive service, repairs, and parts installation by an existing business, Applegate Garage. The subject property, Assessor's Parcel Number 073-170-054-000, comprises approximately 1.08 acre, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at on Applegate Road, across from the intersection of Cuckoo Court and Applegate Road in Applegate. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15332 of the CEQA Guidelines, and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures and Class 32 – Infill Development). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p>
<p>9:10 a.m. KKC</p> <p>APPROVED</p>	<p><b>MINOR USE PERMIT (PLN16-00023)</b>  <b>VARIANCE</b>  <b>TRINITY PINES CATHOLIC CENTER</b>  <b>MITIGATED NEGATIVE DECLARATION (SCH # 2017032065)</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from John Gonsalves, Diocesan Properties Manager on behalf of the property owner, Roman Catholic Bishop of Sacramento, a corporation sole for the approval of a Minor Use Permit for the establishment of a private summer camp and year-round retreat an existing facility. The Minor Use Permit would allow for the construction of 20 cabins, five restrooms, a kitchen/dining hall, a manager's residence and a chapel. The applicant is also requesting approval of a Variance to allow a parking stall to be 30 feet from the edge of traveled way on Rollins Lake Road where a 40 foot setback is normally required. The subject property, Assessor's Parcel Number 099-030-009-000 and 099-030-024-000, 099-030-035-000, 099-030-036-000 and 099-030-037-000 comprises approximately 242± acres, currently zoned F-B-100 PD = 0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and RES (Resort) and is located at 28000 Rollins Road, in the Colfax area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p>

<p>9:20 a.m. KKC</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00133)</b>  <b>LA FRANCE - SEILER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Sarah and Lorraine La France Seiler for the approval of a Variance to allow for the addition of an attached garage and game room totaling 800 square feet onto their existing residence to be 50 feet from the centerlines of Volley Road and Hilltop Road where 75 feet from centerline of Volley Road and 80 feet from the centerline of Hilltop Rod is normally required. The subject property, Assessor's Parcel Number 074-190-015-000, comprises approximately 0.77 acres, currently zoned RS-AG-B-100 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 100,000 Square Feet) and is located at 1970 Volley Road, in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p>
<p>9:30 a.m. BD</p> <p>APPROVED "</p>	<p><b>VARIANCE (PLN17-00067)</b>  <b>PRAY</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Jonathan and Carly Pray, for the approval of a Variance to allow a reduced front setback (Dell Place) to 25-feet from edge of easement, where 50-feet from edge of easement would normally be required; and to reduce the side setback (west property line) to 25-feet, where 30-feet would normally be required, to allow for a barn to be rebuilt in its original footprint. The subject property, Assessor's Parcel Number 035-012-040-000, comprises approximately 1.2 acres, is currently zoned RA-B-X 4.6 Acre Minimum (Residential-Agricultural, combining Building Site of 4.6 Acres Minimum), and is located at 6190 Morgan Place in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Small Structures) because the barn is considered a small structure; and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at <a href="mailto:Bdinkler@placer.ca.gov">Bdinkler@placer.ca.gov</a>.</p>

<p>9:40 a.m. BD</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00110)</b>  <b>JONES</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Petkus Brothers on behalf of the property owners, Darrell and Cherryl Ann Jones, for the approval of a Variance to allow a reduced front setback from Auburn-Folsom Road to 35-feet from the edge of easement, where 50-feet from the edge of easement would normally be required, to allow for a 16' x 16' enclosed patio room attached to the existing single-family dwelling. The subject property, Assessor's Parcel Number 036-100-010-000, comprises approximately 0.62-acres, is currently zoned RA-B-43 (Residential-Agricultural, combining Building Site of 43,000-square feet minimum), and is located at 4260 Bonanza Way in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Small Structures); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at <a href="mailto:Bdinkler@placer.ca.gov">Bdinkler@placer.ca.gov</a>.</p>
<p>9:50 a.m. BD</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00102)</b>  <b>DANIELSON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Matthew and Stefani Danielson, for the approval of a Variance to allow a reduced front setback to 6-feet from the edge of easement on Sierra Drive, where 20-feet from the edge of easement would normally be required, to allow for a residential addition to increase the existing single-family dwelling from 4,750-square feet to 9,298-square feet total, which includes an attached 1,200-square foot second dwelling. The subject property, Assessor's Parcel Number 047-212-001-000, comprises approximately 17,337 square feet, is currently zoned RS-B-10 ((Residential-Single-Family, combining Building Site of 10,000-square feet minimum), and is located at 7902 Lakeshore Drive, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New construction); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the</p>

	average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at <a href="mailto:Bdinkler@placer.ca.gov">Bdinkler@placer.ca.gov</a> .
10:00 a.m. BD  WITHDRAWN	<p><b>CONDITIONAL USE PERMIT – MINOR MODIFICATION (PLN17-00129) MITCHELL</b></p> <p><b>CATEGORICAL EXEMPTION</b></p> <p><b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Michael and Katie Mitchell, for the approval of a minor modification to the Terracina Subdivision Conditional Use Permit (SUB-422/CUP-3006) to reduce the side setback to 10-feet, where 30-feet would normally be required, for the installation of two solar panel structures on Lot 11. The subject property, Assessor's Parcel Number 035-022-057-000, comprises approximately 2.6-acres, is currently zoned RA-B-X 4.6 AC. MIN. PD = 0.22 (Residential-Agricultural, combining Building Site of 4.6 Acres Minimum, and a Planned Development of 0.22 dwelling units per acre), and is located at 6215 Ruscada Court, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New Construction of Accessory Structures); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at <a href="mailto:Bdinkler@placer.ca.gov">Bdinkler@placer.ca.gov</a>.</p>
10:10 a.m. NS  APPROVED	<p><b>MINOR USE PERMIT MODIFICATION (PLN17-00134)</b></p> <p><b>CAMPORA PROPANE - WEIMAR</b></p> <p><b>CATEGORICAL EXEMPTION</b></p> <p><b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Campora Propane – Weimar on behalf of the property owner, TPC Properties, LLC for the approval of a Minor Use Permit modification to add a second 30,000 gallon propane tank for the purposes of increasing storage levels and adequately maintaining delivery service during periods of inclement weather and road closures along the Interstate 80 corridor. The subject property, Assessor's Parcel Numbers are 072-150-007-000 and 072-150-008-000, comprises approximately 35.670± acres, currently zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and is located at 20233 &amp; 20221 respectively, Paoli Lane, in the Weimar area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New</p>

	<p>construction) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Nikki Streegan, can be reached by phone at (530) 745-3577 or by e-mail at <a href="mailto:Nstreegan@placer.ca.gov">Nstreegan@placer.ca.gov</a>.</p>
<p>10:20 a.m. ES  APPROVED</p>	<p><b>VARIANCE (PLN17-00128)</b>  <b>MENTABERRY</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Ruben Mentaberry for the approval of a Variance to allow for a reduced front setback (west property line) to 40 feet, where normally 75 feet would be required, to allow for a new single-family dwelling and attached garage. The subject property, Assessor's Parcel Number 258-140-005-000 comprises approximately 1.6 acres, currently zoned RF-B-X 4.6 AC. MIN. PD = 0. 44 (Residential, Forest combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 4010 Pine Mountain Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the CEQA Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Emily Setzer, can be reached by phone at (530) 745-3067 or by e-mail at <a href="mailto:Esetzer@placer.ca.gov">Esetzer@placer.ca.gov</a>.</p>
<p>10:30 a.m. KKC  APPROVED</p>	<p><b>VARIANCE (PLN17-00106)</b>  <b>HIGGINS BARN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Robert Lawless with Lawless Engineering on behalf of the property owner, Jill Higgins &amp; Nicola Pusteria for the approval of a Variance to replace an existing barn with a new barn five feet from the property line where a 30 foot setback is normally required. The applicants are also requesting that the size of the barn be 2,493 square feet where 2,400 square feet is normally required. The subject property, Assessor's Parcel Number 032-060-030-000, comprises approximately 1.38 acres, currently zoned RA-B-X 10 AC. MIN. (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 2273 Delmar, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at <a href="mailto:KKedinge@placer.ca.gov">KKedinge@placer.ca.gov</a>.</p>

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  
RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE**

<p>10:50 a.m. MJ</p> <p>APPROVED</p>	<p><b>ADDITIONAL BUILDING SITE (PLN17-00093)</b> <b>MCINTURF</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Chairman will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Stan &amp; Dianne McInturf, for the approval of an Additional Building Site to allow for the construction of an additional single-family residence on the subject parcel. The Assessor's Parcel Number for the property is 075-040-019-000, is comprised of approximately 10.03 acres, is currently zoned F-B-X 4.6 AC. MIN (Farm, combining a minimum Building Site designation of 4.6 acres) and is located at 11160 Lone Star Road, in the Auburn area. The Parcel Review Chairman will also consider a finding of Categorical Exemption in accordance with Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by e-mail at <a href="mailto:Mjackson@placer.ca.gov">Mjackson@placer.ca.gov</a>.</p>
<p>11:00 a.m. MJ</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION (PLN16-00180)</b> <b>LOWE</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Chairman will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Mike Lowe for the approval of a Minor Land Division to allow for the subdivision of an approximately 5.86 acre property into two parcels consisting of approximately 3.44 acres and 2.42 acres. The subject property, Assessor's Parcel Number 042-211-057-000 comprises approximately 5.86 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site designation of 100,000 square feet) and is located at 9746 Powerhouse Road, approximately eight miles from the intersection of Auburn-Folsom Road and Powerhouse Road in the Newcastle area. The Parcel Review Chairman will also consider the adoption of a Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by e-mail at <a href="mailto:Mjackson@placer.ca.gov">Mjackson@placer.ca.gov</a>.</p>
<p>11:10 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00087)</b> <b>HOYT/SEHR</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 035-050-049-000 and 035-050-005-000 to reconfigure the subject parcel. The property is zoned RA-B-X 4.6 AC. MIN. (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 6635 Cavitt Stallman Road in the Granite Bay area.</p>

11:11 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00115)</b> <b>RUTHERFORD FRUITION</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 052-060-054-000 AND 052-060-040-000 to reconfigure the subject parcel. The property is zoned C2-Dc. (General Commercial, combining Design Scenic Corridor) and is located at 11795 Atwood Road, in the Auburn area.
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